

Standards for Telecommunication Antennas and Towers

Excerpted from chapter 22 of the Campbell County zoning ordinance. Refer to §22-17.10 et seq for all requirements.

All devices heretofore mentioned shall be installed and maintained in compliance with applicable federal (FAA, FCC, etc), state, and County building codes and regulations.

Permitted Uses in the Zoning Districts

R Permitted by-right, not exempt from required permits.

S Permitted with Special Use Permit (Board of Supervisors).

Communications Device	Height Limitations	Zoning District								
		R-SF	R-MF	R-MH	B-LC	B-GC	B-HC	I-G	I-H	A-1
Antennas ¹		R	R	R	R	R	R	R	R	R
Amateur Tower, Antennas ²		R	R	R	R	R	R	R	R	R
Tower	≥ 50 feet and ≤ 199 feet	S	S	S		S	R ³	R ³	R ³	S
Tower	> 199 feet						S	S	S	
Transmitting or Receiving Station	≤ 199 feet	S	S	S		S	R ³	R ³	R ³	S
Transmitting or Receiving Station	> 199 feet						S	S	S	

¹ So long as the addition of said antenna shall not add more than twenty (20) feet in height to a structure or tower and shall not require additional lighting pursuant to FAA or other applicable requirements and shall not violate any specific conditions of an existing special use permit on the structure or tower.

² Any tower or the installation of any antenna that is:

1. at a height of less than 50 feet and owned and operated by a federally-licensed amateur radio station operator; or
2. used exclusively for receive-only antennas for amateur radio station operation.

Amateur radio antennas, regardless of height, shall be subject to requirements relating to the use of screening, setback, placement, and health and safety requirements.

³ If using a monopole design; only one such tower per parcel of land; all other requirements of §22-17.10 et seq. shall apply.

General Requirements

Structural	Towers shall be designed to collapse or fall within the lot lines of the parent parcel (consider the failure of the structure and/or its foundation). A statement confirming this should be conspicuously placed on the submittal or plans.
Setbacks	The tower must be set back from the nearest load-bearing wall of any off-site residential structure no less than 110 percent of the height of the tower at the time of the construction or any subsequent extension; and Towers, guys, and accessory facilities must satisfy the minimum zoning district setback requirements for primary structures; and
Color	Towers shall either maintain a galvanized steel finish or a neutral color. Dish antennas will be of a neutral, non-reflective color with no logos.
Lighting	Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. Lighting shall be in compliance with FAA requirements.
Fencing	Towers shall be enclosed by security fencing not less than six (6) feet in height and shall also be equipped with an appropriate anti-climbing device.

Buffer	A buffer of plant materials is required that effectively screens the view of the support buildings or structures from adjacent property.
Advertising	No advertising of any type may be placed on the tower or accompanying facility unless as part of retrofitting an existing sign structure.
Site Work	Existing trees shall not be removed except as to permit construction of the tower and installation of access for vehicle utilities.

Required Application Information

Each applicant for a permit shall provide:

- A scaled plan and a scaled elevation view and other supporting drawings, calculations, and other documentation, signed and sealed by appropriate licensed professionals, showing the location and dimensions of all improvements, including information concerning topography, tower height requirements, setbacks, drives, parking, fencing, landscaping and adjacent uses.
- An engineering report, certifying that the proposed tower is compatible for co-location with a minimum of three (3) users, including the primary user. The report shall also include information as to the height of the proposed tower at initial construction and its ability to be extended.
- Evidence that the tower shall be designed and constructed to permit extensions (for co-location) to a height of at least 199 feet, subject to FAA regulations. A waiver of this requirement can be granted only through the special use permit process and cannot be based solely on the cost of construction.
- The applicant's co-location policy.
- Correspondence and/or approvals from applicable federal and state agencies.

Additionally, each applicant for a **Special Use permit** shall provide:

- Evidence that demonstrates to the reasonable satisfaction of the Board of Supervisors that no existing tower or structure can accommodate the applicant's proposed antenna.
- Actual photographs of the site and, to the extent possible, those photographs shall include a simulated photographic image of the proposed tower. A photograph with the simulated image shall include the foreground, the midground, and the background of the site.
- Copies of propagation maps demonstrating that tower heights and location are appropriate to meet the goals of this division as stated in §22-17.10.
- Evidence that no existing tower or structure can accommodate the applicant's proposed antenna as stated in §22-17.15.